



Pad Sites Available



Rice Road 11,860 VPD

**Old Jacksonville Hwy
VPD 32,000**

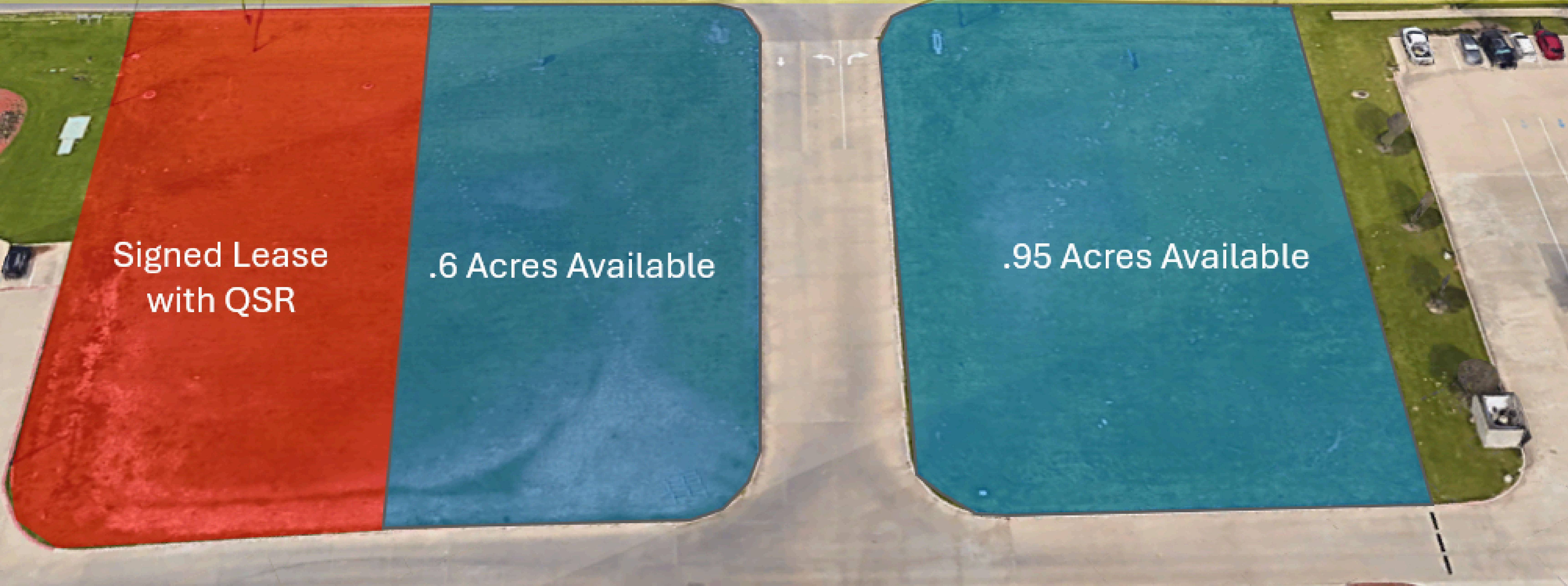
SIZE
0.95 Acres & .6 Acres

LOCATION
5212 Old Jacksonville Hwy,
Tyler, TX 75703

RATE
Please Call for Pricing

TRAFFIC COUNT 2022
32,000 VPD

Old Jacksonville Hwy 32,000 VPD



2022 DEMOGRAPHICS	3 MILE	5 MILE	MSA
EST. POPULATION	43,629	101,141	238,000
EST. AVG. HH INCOME	\$85,814	\$74,849	\$81,000
EST. MEDIAN HH INCOME	\$71,623	\$66,218	\$60,000



Voted #1 Texas City to Move to - USA Today

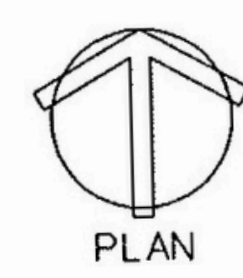
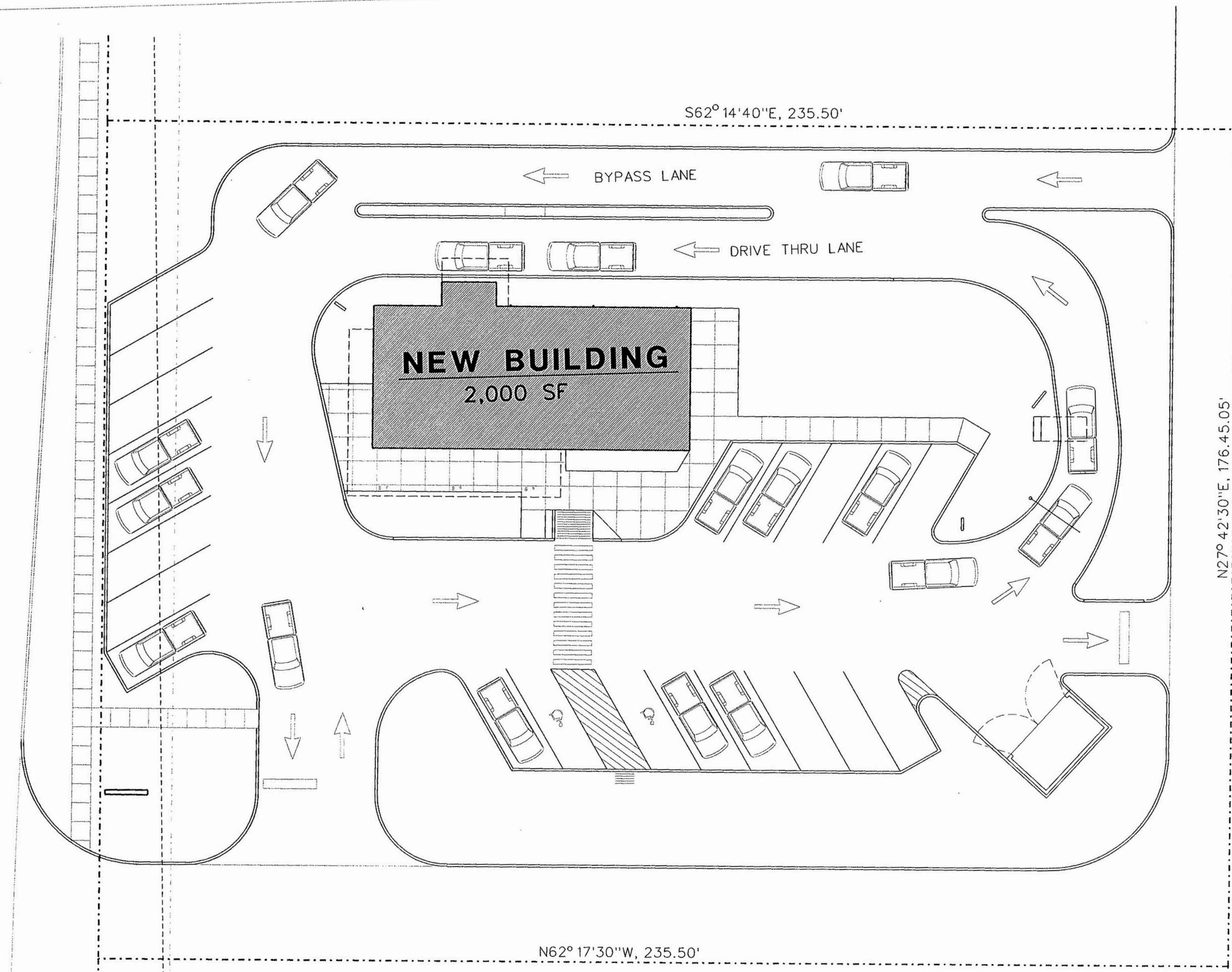
Lowest property tax rate in Texas among towns larger than 15,000 people

ABOUT TYLER

Tyler recently recorded a population of 107,815 and is growing at a rate of nearly 1% annually. The average household income is \$77,196, which is well above state and national averages for similar-sized communities.

PROPOSED SITE PLAN

FM 2493 (OLD JACKSONVILLE HIGHWAY)
(105' R.O.W.)



A100 WEAVER CROSSING - LOT 3-G

SCALE: 1" = 30'-0"

10/22/20